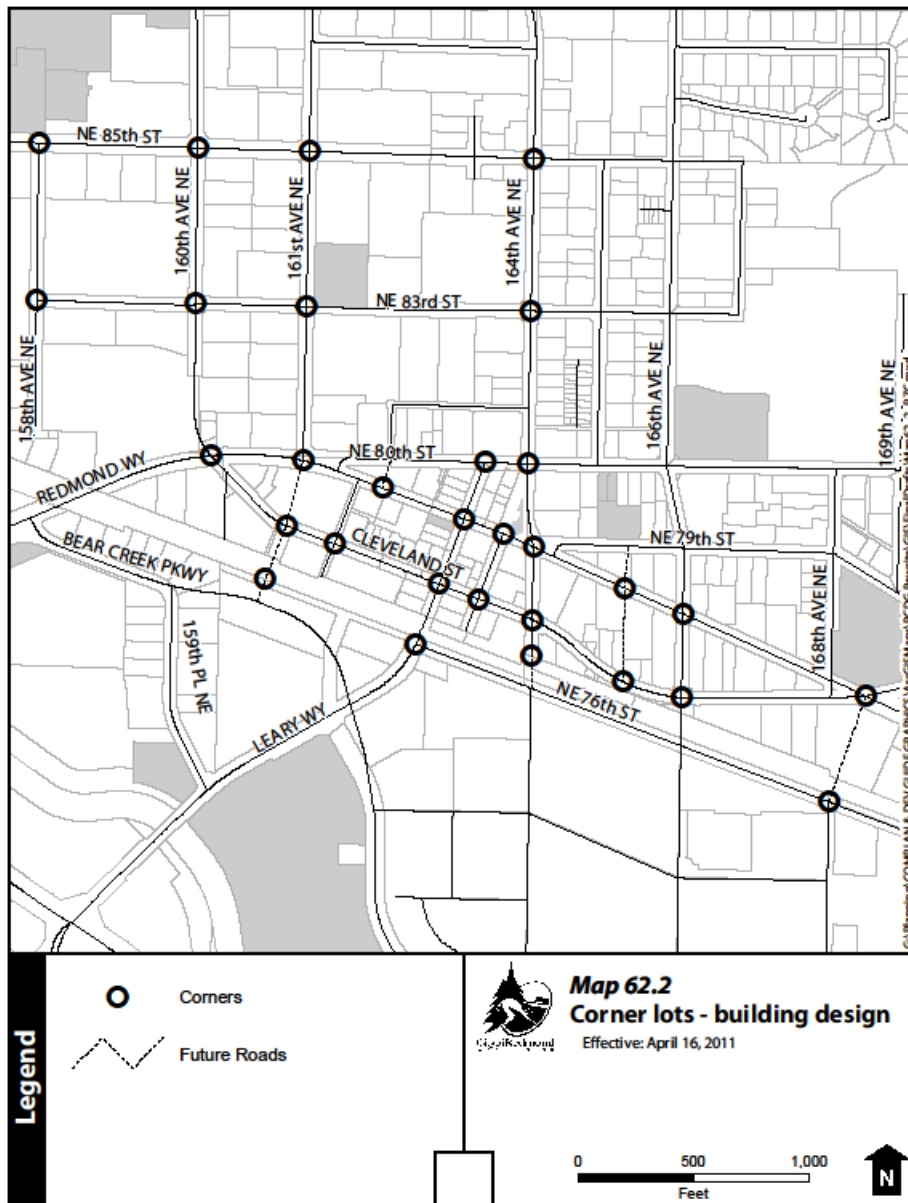


A. Corners.

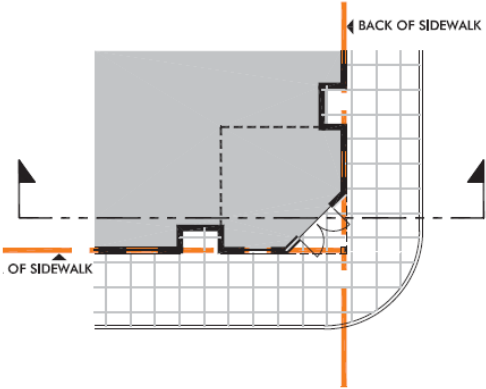
1. Intent. To ensure that buildings on corner lots:
  - a. Reinforce and celebrate the street corner;
  - b. Use distinctive architecture, design, and material;
  - c. Serve as prominent gateways between the sidewalk and the building's interior;  
and
  - d. Strengthen articulation and modulation across the structure, facilitating a softening of the building's mass.
2. Design Criteria.
  - a. Pedestrian entrances to developments located on the corner lots shown on Map 62.2 shall utilize or orient toward the street corner and shall incorporate architectural and design treatments to support pedestrian activity.
  - b. Entries should be recessed and should include glass doors and sidelights.
  - c. Entries shall emphasize the pedestrian experience and include treatments and amenities such as artwork, plazas, canopies and benches.
  - d. Building façades on corner lots shall be designed to connect with pedestrians at both street frontages.
  - e. Architectural detailing, cornice work, frieze design or other elements shall be incorporated into buildings on corner lots.
  - f. Buildings on corner lots may emphasize the building middle through curved walls or turrets, window treatments or signage.

3. Corner Lots Map.

- a. The purpose of this section is to maintain the implementation of corner architecture and design treatments as defined by Map 62.2 Corner Lots – Building Design, also found in RZC 21.62.020.D Corner Lots - Building Design.



4. Illustrations and Figures.

 <p>The diagram shows a plan view of a building corner on a grid. A dashed line indicates the 'BACK OF SIDEWALK' and another dashed line indicates the 'OF SIDEWALK'. The building footprint is shown with a rounded corner treatment. The text 'SPECIAL CORNER TREATMENT - PLAN VIEW' is at the bottom.</p>	<p>This illustration demonstrates an example of an appropriate corner treatment that orients toward the street corner and supports pedestrian activity on the two street frontages.</p>

5. Appropriate Implementation.

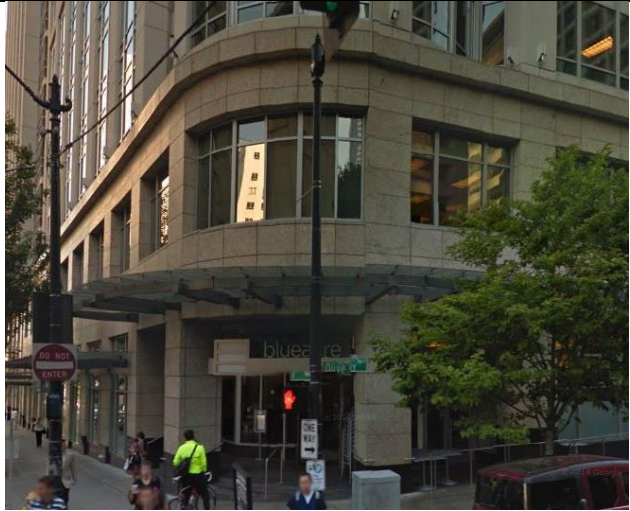

 <p>A photograph of a building corner with a stone tile base. The building has large windows and a rounded corner. The text 'blue re' is visible on the building facade.</p>	<p>Emphasizes an entryway by rounding the corner, recessing the entrance, featuring a large percentage of glazing as well as distinctive building columns and high quality material. In this case, the Building Base is finished with stone tile.</p>
 <p>A photograph of a building corner with a large arched entrance. The building has a light-colored facade and a prominent entrance. The text 'ARMA' is visible on the building facade.</p>	<p>Differentiation that emphasizes corner and building entrance.</p>

Exhibit A



Modern interpretation of corner that is sympathetic to designs and treatments used on historic structures within the overlay. Demonstrated here is the use of an architectural and timeless chamfer for emphasizing the building corner, decorative columns, recessed windows, tripartite architecture and design, and the use of decorative stringcourse above the building base and entablature at the building cap.



This corner treatment demonstrates recessing the entrance and connection with the pedestrian at the two street frontages.



This image shows an additional approach for slightly recessing the entrance and connecting with the pedestrian at the two street frontages. This corner treatment uses architectural and design elements to emphasize the building base and differentiate the corner from the street façade.

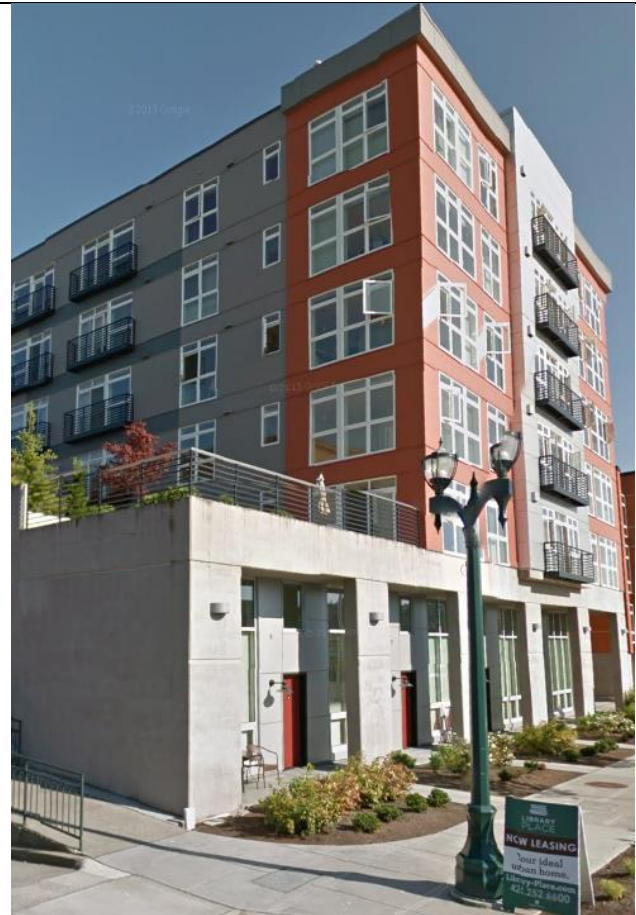


Exhibit A



This image demonstrates a strong connection with the pedestrian at the two street frontages and appropriate use of curved walls, window treatments, signage, and other architectural and design elements in emphasizing the building base and middle.

6. Inappropriate Implementation.



The absence of corner definition and blank wall make this inappropriate for the Historic Core Overlay.

Exhibit A

7. Administrative Design Flexibility. In addition to the decision criteria for allowing design flexibility in RZC 21.76.070 C.4, corner treatments shall be applied as appropriate and the following include considerations for determining alternative corner treatments to applicable provisions above.



Corner interest may be provided in the form of additional transparency such as for retail storefronts or eating/drinking establishments.



Smaller buildings may incorporate maximum interior floor area by not rounding the corner but by providing corner interest.

Exhibit A


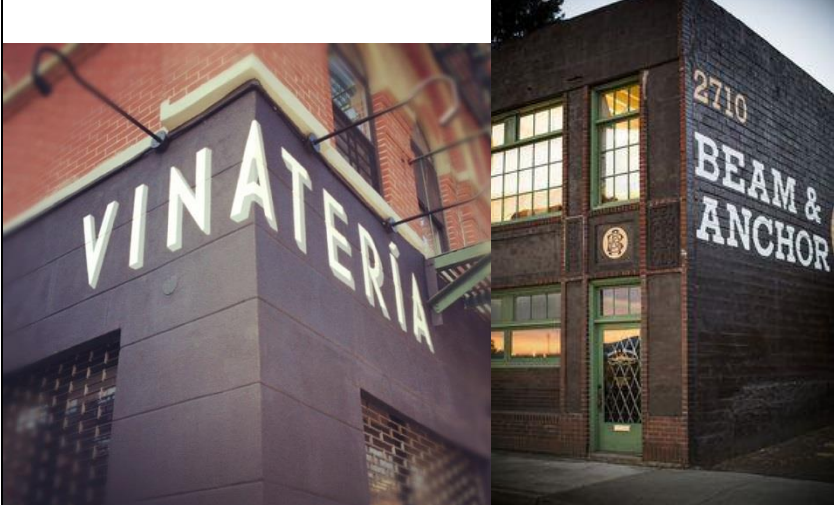
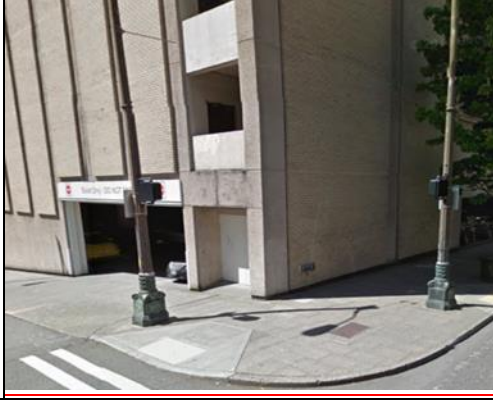
	<p><u>Continuation of architectural elements of building base or use of design elements on building corner can provide interest as an alternative to corner entry.</u></p>
	<p><u>Wrapping signage or placement on masonry building wall may provide an alternative corner treatment where there is limited space or corner is near garage entrance or utility.</u></p>
	



Exhibit A



Inappropriate  
implementation